

PCZA17-0004

Zoning Amendment Application



RECEIVED

ROANOKE

Department of Planning, Building and Development
Room 166, Noel C. Taylor Municipal Building
215 Church Avenue, S.W.
Roanoke, Virginia 24011
Phone: (540) 853-1730 Fax: (540) 853-1230

APR 24 2017

CITY OF ROANOKE
PLANNING BUILDING &
DEVELOPMENT

[Click Here to Print](#)

Date: 4/24/2017

Submittal Number:

Original Application

Request (select all that apply):

- | | |
|---|--|
| <input type="checkbox"/> Rezoning, Not Otherwise Listed | <input checked="" type="checkbox"/> Amendment of Proffered Conditions |
| <input type="checkbox"/> Rezoning, Conditional | <input checked="" type="checkbox"/> Amendment of Planned Unit Development Plan |
| <input checked="" type="checkbox"/> Rezoning to Planned Unit Development | <input type="checkbox"/> Amendment of Comprehensive Sign Overlay District |
| <input type="checkbox"/> Establishment of Comprehensive Sign Overlay District | |

Property Information:

Address: 2125, 2129, 2133, 2137 Dale Avenue SE

Official Tax No(s): 4311206, 4311207, 4311208, 4311209

Existing Base Zoning:
(If multiple zones, please manually enter all districts.)

MXPUD, Mixed Use Planned Unit Development
I-1, Light Industrial

- ☒ With Conditions
☐ Without Conditions

Ordinance No(s). for Existing Conditions (If applicable): 40032-081814

Requested Zoning: MXPUD, Mixed Use Plan

- ☒ With Conditions
☐ Without Conditions

Proposed
Land Use:

Self Storage Building & Mixed Use

Property Owner Information:

Name: Joseph Thompson, Managing Member of Parkside Storage, LLC

Phone Number: 5403548653

Address: 133 Kirk Avenue SW, Roanoke, VA

E-Mail: joe@pcgva.com

Property Owner's Signature:

Applicant Information (if different from owner):

Name:

Phone Number:

Address:

E-Mail:

Applicant's Signature:

Authorized Agent Information (if applicable):

Name:

Phone Number:

Address:

E-Mail:

Authorized Agent's Signature:

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☒ With Conditions☐ Without Conditions

Proposed

Land Use:

Self Storage Building & Mixed Use

Property Owner Information:

Name: Joseph Thompson, Managing Member of JETR, LLC

Phone Number: 5403548653

Address: 133 Kirk Avenue SW, Roanoke, VA

E-Mail: joe@pcgva.com

Property Owner's Signature:

Applicant Information (if different from owner):

Name:

Phone Number:

Address:

E-Mail:

Applicant's Signature:

Authorized Agent Information (if applicable):

Name:

Phone Number:

Address:

E-Mail:

Authorized Agent's Signature:

Zoning Amendment Application Checklist



The following must be submitted for all applications:

- ☒ Completed application form and checklist.
- ☒ Written narrative explaining the reason for the request.
- ☒ Metes and bounds description, if applicable.
- ☒ Filing fee.

For a **rezoning not otherwise listed**, the following must also be submitted:

- ☐ Concept plan meeting the Application Requirements of item '2(c)' in Zoning Amendment Procedures.

For a **conditional rezoning**, the following must also be submitted:

- ☐ Written proffers. See the City's Guide to Proffered Conditions.
- ☐ Concept plan meeting the Application Requirements of item '2(c)' in Zoning Amendment Procedures. Please label as 'development plan' if proffered.

For a **planned unit development**, the following must also be submitted:

- ☒ Development plan meeting the requirements of Section 36.2-326 of the City's Zoning Ordinance.

For a **comprehensive sign overlay district**, the following must be submitted:

- ☐ Comprehensive signage plan meeting the requirements of Section 36.2-336(d)(2) of the City's Zoning Ordinance.

For an **amendment of proffered conditions**, the following must also be submitted:

- ☒ Amended development or concept plan meeting the Application Requirements of item '2(c)' in Zoning Amendment Procedures, if applicable.
- ☒ Written proffers to be amended. See the City's Guide to Proffered Conditions.
- ☒ Copy of previously adopted Ordinance.

For a **planned unit development amendment**, the following must also be submitted:

- ☒ Amended development plan meeting the requirements of Section 36.2-326 of the City's Zoning Ordinance.
- ☒ Copy of previously adopted Ordinance.

For a **comprehensive sign overlay amendment**, the following must also be submitted:

- ☐ Amended comprehensive signage plan meeting the requirements of Section 36.2-336(d) of the City's Zoning Ordinance.
- ☐ Copy of previously adopted Ordinance.

For a proposal that requires a **traffic impact study** be submitted to the City, the following must also be submitted:

- ☐ A Traffic Impact Study in compliance with Appendix B-2(e) of the City's Zoning Ordinance.

For a proposal that requires a **traffic impact analysis** be submitted to VDOT, the following must also be submitted:

- ☐ Cover sheet.
- ☐ Traffic impact analysis.
- ☐ Concept plan.
- ☐ Proffered conditions, if applicable.
- ☐ Required fee.

*An electronic copy of this application and checklist can be found at www.roanokeva.gov/pbd by selecting 'Planning Commission' under 'Boards and Commissions'. A complete packet must be submitted each time an application is amended, unless otherwise specified by staff.

PARKSIDE COMMONS ZONING AMENDMENT REQUEST

NARRATIVE:

The purpose of this request is to repeal proffered conditions and amend the development plan contained within the zoning amendment request that was approved in 2014 under Ordinance Number 40032-081814, which incorporates the development plan prepared by Balzer and Associates Inc., dated May 29, 2014 and last revised July 3, 2014, and attached hereto as Exhibit B. This existing development plan will be replaced with the proposed proffered development plan, which will alter the site layout of Parcel D to allow for a multi-story Self Storage Building. The proposed improvements are permitted by right within the Mixed Use Planned Unit Development (MXPUD) district and will abide by all development regulations set forth within the existing development plan.

This request also incorporates the rezoning of Parcel D within the PUD from Light Industrial District (I-1) to MXPUD, reflecting recent zoning ordinance amendments related to the newly defined Self Storage Building use. This measure is taken to achieve contiguity within the proposed Development Plan.

BACKGROUND

In August 2014, the Parkside Commons project was rezoned from Commercial General District (CG) and Commercial-Large Site District (CLS) to Mixed Use Planned Unit Development (MXPUD) and Light Industrial District (I-1) with Proffered Conditions for the purpose of developing a multiple parcel neighborhood center. The MXPUD zoning designation was utilized to accommodate two retail outparcels and two secondary commercial service parcels. The I-1 zoning was applied solely to the rear multi-story storage facility located in the rear corner of the development.

At the time, Self Storage Building use was yet to be defined in the Roanoke City Zoning Ordinance. In 2016, the Roanoke City Zoning Ordinance was amended to include the definition of Self Storage Building use. Along with this clarification, the amendment incorporated Self Storage Building into the MXPUD zoning designation as a permitted use.

Over this time period the applicant, Parkside Storage LLC, developed Parcel B with a Self Storage Building use. The project has been well received, acquiring a strong customer base and adding an aesthetically pleasing product to the neighborhood.

In January 2016, Parcel 4311207 was extracted from the previous MXPUD development plan. Proffered conditions on this parcel set forth in August 2014 were repealed along with a change in zoning (to CG with Proffered Conditions) to allow for the development of a car wash facility by Parkside Express Wash, LLC. The project was another welcome addition to the neighborhood, providing a needed service to residents, commuters along Dale Avenue, and added an additional quality commercial structure along Dale Avenue.

REQUEST

This zoning amendment request is being made to accommodate the proposed Self Storage Building use on Parcel D. However, no substantial changes are proposed to the Parkside Commons masterplan.

On Parcel D, the original masterplan plan provided for a 6,000+/- square foot footprint contemplating a single-story retail/service use. This use would require an extended holding period for construction to become feasible. Given the proven viability of the Self Storage Building use, the proposed modification to the development plan would allow for immediate construction. The structure will serve as an expansion of Parkside Storage and be managed from the existing office located within the facility housed on Parcel B.

Loading area has replaced the previously planned parking row, which is appropriate given the decreased parking requirement of Self Storage Building use in comparison to the previously contemplated Business occupancy.

The proposed building will complement the existing structures and provide a harmonious use to the Parkside Commons development. The attached development plan (Exhibit C) and building renderings (Exhibit D) illustrate the layout of the improvements and attractive building design proposed.

To align with recent zoning ordinance amendments related to Self Storage Building use, the request to rezone Parcel D from I-1, Light Industrial District to MXPUD, Mixed Use Planned Unit Development has been made at this time. This rezoning is made to add continuity to the overall development.

IMPACT ON NEIGHBORHOOD

An increase from the contemplated 6,000+/- square feet to 29,250+/- square feet would be realized. Generally, an increase in square footage of this magnitude would increase development intensity. In this particular case however, a similar or even decreased intensity will be realized.

Support for this assertion can be gathered from the 2012 IBC (Max Floor Area Allowances per Occupant - Table 1004.1.2) and the ITE Trip Generation Manual. These standardized indications suggest that a similar and decreased intensity (respectively) will be realized from the proposed Self Storage Building use.

Considering the less intensive Self Storage Building use is a permitted use within MXPUD and all development regulations stipulated in the existing proffered development plan will remain in force, no impact to the surrounding property owners or neighborhood will be realized. To further ensure the development is not burdened by increased intensity, the development plan incorporates the development regulation

limiting ancillary uses (allowable in MXPUD) to a maximum of 10% of gross building area on Parcels B & D.

RELATIONSHIP TO COMPREHENSIVE PLAN

This Project has been designed to be in conformance with the City's Comprehensive Plan. The site is designated as Village Center in the Morningside/Kenwood/Riverdale Neighborhood Future Land use Plan and the proposed development certainly fits within this designation. This Project maintains the concentration of higher density development in a designated village center as shown on the proposed site plan. The proposed development maintains the principles of orientating new commercial development in a village setting, and provides appropriate site design and pedestrian accommodations. This project further rejuvenates the formally dilapidated site and develops it with a use to serve the community.

On behalf of JETR, LLC and Parkside Storage, LLC we are requesting approval of this application for zoning amendment. This project will continue the mission of Parkside Commons as a Village Center providing the surrounding community with necessary services while maintaining the character of the area and contributing to the success of the overall development.

Exhibit A

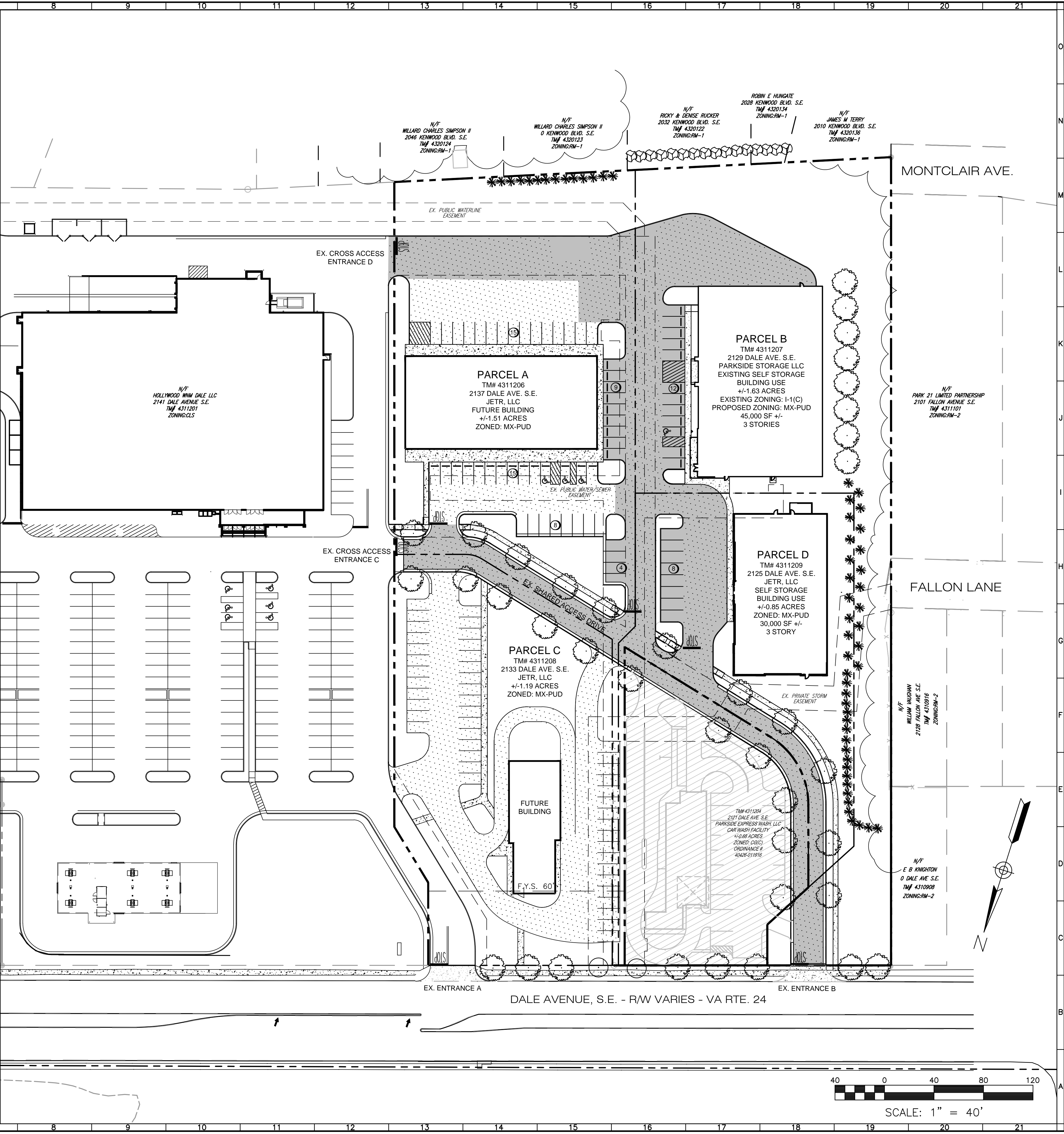
PARKSIDE COMMONS PROFFERED CONDITIONS TO BE REPEALED:

The applicant hereby agrees to repeal the following conditions set forth in Ordinance Number 40032-08181.

1. The property will be developed in substantial conformance with the development plan, prepared by Balzer and Associates Inc., dated May 29, 2014 and last revised July 3, 2014, and attached hereto as Exhibit A, "Development Plan", subject to those changes which may be required by the City of Roanoke during comprehensive development plan review.
2. The permitted uses in the I-1 zoned portion of the property will be limited to the following:

warehouse; business service establishment, not otherwise listed; financial institution; laboratory, dental, medical, or optical; office, general or professional; office, general or professional, large scale; studio/multimedia production facility; bakery, confectionary, or similar food production, retail; building supplies and materials, retail; contractor or tradesman's shop, general or special trade; motor vehicle rental establishment with or without inventory onsite; dry cleaning and laundry pick-up station; general service establishment, not otherwise listed; retail sales establishment, not otherwise listed; eating establishment; eating and drinking establishment, not abutting a residential district; health and fitness center; artist studio; community garden; educational facilities, business school or nonindustrial trade school; post office; parking, off-site; utility distribution or collection, basic; wireless telecommunications facility, stealth; agricultural operations; accessory uses, not otherwise listed in the table.

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Balzer and Associates, Inc.
1208 Corporate Circle
Roanoke, VA 24018
540-772-9580
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PRELIMINARY
NOT FOR CONSTRUCTION

PARKSIDE COMMONS
DALE AVENUE
DEVELOPMENT PLAN
CITY OF ROANOKE, VIRGINIA

DRAWN BYBTC

DESIGNED BYBTC

CHECKED BYCPB

DATE4/24/2017

SCALE1"=40'

REVISIONS:

SHEET NO.

EX-A

JOB NO. R1400045.03



Parcel B Building Elevations Parkside Commons

Roanoke, Virginia
6-5-2014 (Revised 7-2-2014)
Exhibit "C"

BEFORE



AFTER



Tract D Building Elevation - Parkside Commons - 4/24/17





Legal Description:

Beginning at a point 360 feet Northeast of 21st Street, S.E. along the Southerly right of way of Dale Avenue, S.E.; thence with Dale Avenue N73°21'37"E 100.00 feet to a point; thence leaving Dale Avenue S16°38'24"E 32.97 feet to a point; thence S31°14'43"W 44.74 feet to a point; thence S16°38'24"E 66.97 feet to a point; thence with a curve to the left having a radius of 64.00 feet, an arc distance of 65.16 feet and a chord bearing and distance of S45°48'32"E 62.39 feet to a point; thence S74°58'40"E 138.67 feet to a point; thence N16°38'23"W 257.21 feet to a point; thence N73°21'37"E 158.75 feet to a point; thence S16°38'23"E 66.90 feet to a point; thence S47°56'47"E 52.68 feet to a point; thence S16°38'23"E 520.89 feet to a point; thence S70°29'37"W 401.87 feet to a point; thence N16°38'23"W 652.90 feet the point of beginning containing 5.1879 acres and being comprised of T.M. 4311208 (Tract B3-1), T.M. #4311209 (Tract B4-1), and T.M. #4311206 (Tract B1-1) shown on plat recorded as Instrument #160003925 and T.M. #4311207 (Tract B2) shown on plat recorded as Instrument #150004723. Said parcels being located in the City of Roanoke, Virginia.

PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS

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www.balzer.cc

27
8/12/14

IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA

The 18th day of August, 2014.

No. 40032-081814.

AN ORDINANCE to amend § 36.2-100, Code of the City of Roanoke (1979), as amended, and the Official Zoning Map, City of Roanoke, Virginia, dated December 5, 2005, as amended, to rezone certain properties within the City, subject to certain conditions proffered by the applicant; and dispensing with the second reading of this ordinance by title.

WHEREAS, JETR, LLC, has made application to the Council of the City of Roanoke, Virginia ("City Council"), to have a portion of the property located at 2141 Dale Avenue, S.E., bearing Official Tax Map No. 4311201 and the entire lot located at Zero Dale Avenue, S.E., bearing Official Tax Map No. 4311204, rezoned from CG, Commercial-General District, and CLS, Commercial-Large Site District, to MXPUD, Mixed Use Planned Unit Development District, and I-1, Light Industrial District, subject to certain conditions;

WHEREAS, the City Planning Commission, after giving proper notice to all concerned as required by §36.2-540, Code of the City of Roanoke (1979), as amended, and after conducting a public hearing on the matter, has made its recommendation to City Council;

WHEREAS, a public hearing was held by City Council on such application at its meeting on August 18, 2014, after due and timely notice thereof as required by §36.2-540, Code of the City of Roanoke (1979), as amended, at which hearing all parties in interest and citizens were given an opportunity to be heard, both for and against the proposed rezoning; and

WHEREAS, this Council, after considering the aforesaid application, the recommendation made to City Council by the Planning Commission, the City's Comprehensive Plan, and the matters presented at the public hearing, finds that the public necessity, convenience, general welfare and good zoning practice, require the rezoning of the subject properties, and for those reasons, is of the opinion that the hereinafter described properties should be rezoned as herein provided.

THEREFORE, BE IT ORDAINED by the Council of the City of Roanoke that:

1. Section 36.2-100, Code of the City of Roanoke (1979), as amended, and the Official Zoning Map, City of Roanoke, Virginia, dated December 5, 2005, as amended, be amended to reflect that a portion of Official Tax Map No. 4311201 and the entire lot of Official Tax Map No. 4311204, located at 2141 and Zero Dale Avenue, respectively, be and are hereby rezoned from CG, Commercial-General District, and CLS, Commercial-Large Site District, to MXPUD, Mixed Use Planned Unit Development District, and I-1, Light Industrial District, subject to certain conditions proffered by the applicant, as set forth in the Zoning Amendment Amended Application No. 2 dated July 3, 2014.

2. Pursuant to the provisions of Section 12 of the City Charter, the second reading of this ordinance by title is hereby dispensed with.

ATTEST:


Assistant City Clerk.

SITE INFORMATION

SITE ADDRESS: 2141 DALE AVE AND O DALE AVE.
ROANOKE, VIRGINIA 24012

CURRENT OWNER: VICKIE CLARK
5656 PENGUIN DRIVE
ROANOKE, VA 24018
PDI REALTY
208 BENT PINE TRACE
HENDERSONVILLE NC 28739

DEVELOPER: JETR,LLC
133 KIRK AVE SW
ROANOKE, VA 24011
Phone: (540) 354-8653
Contact: MR. JOE THOMPSON

AGENT: BALZER AND ASSOCIATES, INC.
1208 CORPORATE CIRCLE
ROANOKE, VIRGINIA 24018
Phone: (540) 772-9580
Contact: SEAN HORNE

CURRENT USE: RETAIL/COMMERCIAL

EXISTING ZONING: CG- COMMERCIAL GENERAL and CLS- COMMERCIAL LARGE SITE

TAX PARCEL NO.S: 4311204 AND A PORTION OF 4311201

SITE AREA: 5.86 ACRES+/-

AREA TO BE REZONED: 5.86 ACRES+/-

PROPOSED ZONING: MXPUD-MIXED PLANNED UNIT DEVELOPMENT AND I-1-INDUSTRIAL

MXPUD DEVELOPMENT REGULATIONS

MINIMUM LOT SIZE: 10,000 SF

MAXIMUM IMPERVIOUS SURFACE RATIO: 80% (BASED ON ENTIRE DEVELOPMENT PARCEL)

MAXIMUM BUILDING HEIGHT: 45 FEET

MINIMUM TREE CANOPY: 15%

MINIMUM FRONT SETBACKS: 0'

MAXIMUM FRONT SETBACKS: FOR BUILDINGS FRONTING ON DALE - 55'
FOR BUILDING FRONTING SHARED ACCESS DRIVE-NONE'

SIDE YARD SETBACKS: ADJACENT TO RESIDENTIAL: 1' FOR EACH FOOT OF
BUILDING HEIGHT
ADJACENT TO COMMERCIAL: 0'

REAR YARD SETBACKS: ADJACENT TO RESIDENTIAL: 1' FOR EACH FOOT OF
BUILDING HEIGHT
ADJACENT TO COMMERCIAL: 0'

PARKING REQUIREMENTS: PER ROANOKE CITY ZONING ORDINANCE. PARKING MAY
BE SHARED.

NO PARKING IS PERMITTED BETWEEN THE BUILDINGS ON
TRACTS "C" AND "E" AND DALE AVE.

VEHICULAR ACCESS: DIRECT ACCESS ONTO DALE FOR INDIVIDUAL PARCELS
SHALL NOT BE ALLOWED. ACCESS SHALL BE SHARED
AND SHALL BE LIMITED TO THE GENERAL LOCATION
INDICATED ON THIS PLAN.
CROSS ACCESS SHALL BE PROVIDED BETWEEN ALL
PROPOSED PARCELS AND ACROSS THE REMAINDER OF
TAX PARCEL 4311201 FOR ACCESS TO VERNON STREET

ARCHITECTURAL REQUIREMENTS: THE BUILDING SHOWN ON TRACT "B" SHALL BE
CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH
EXHIBIT "C" TITLE "TRACT B BUILDING ELEVATION -
PARKSIDE COMMONS" DATED 6-5-2014 AND REVISED
7-2-2014.

ALL OTHER BUILDING SHALL BE SUBJECT TO THE
FOLLOWING ARCHITECTURAL REQUIREMENTS:

1) BUILDINGS LOCATED ON TRACTS A AND D SHALL
HAVE A MINIMUM OF 40% OF THE GROUND FLOOR
FACADE FACING THE SHARED ACCESS DRIVE BE
TRANSPARENT THROUGH THE USE OF GLASS.

2) BUILDINGS LOCATED ON TRACTS C AND E SHALL
HAVE A MINIMUM OF 40% OF THE GROUND FLOOR
FACADE FACING DALE AVENUE BE TRANSPARENT
THROUGH THE USE OF GLASS. IN ADDITION, A MINIMUM
OF 40% OF THE GROUND FLOOR FACADE FACING THE
SHARED ACCESS DRIVE SHALL BE TRANSPARENT
THROUGH THE USE OF GLASS WHEN PUBLIC BUILDING
ACCESS IS ESTABLISHED FACING THE SHARED
ACCESS DRIVE.

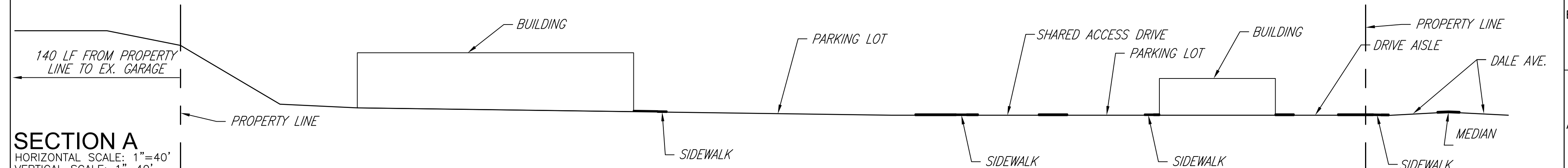
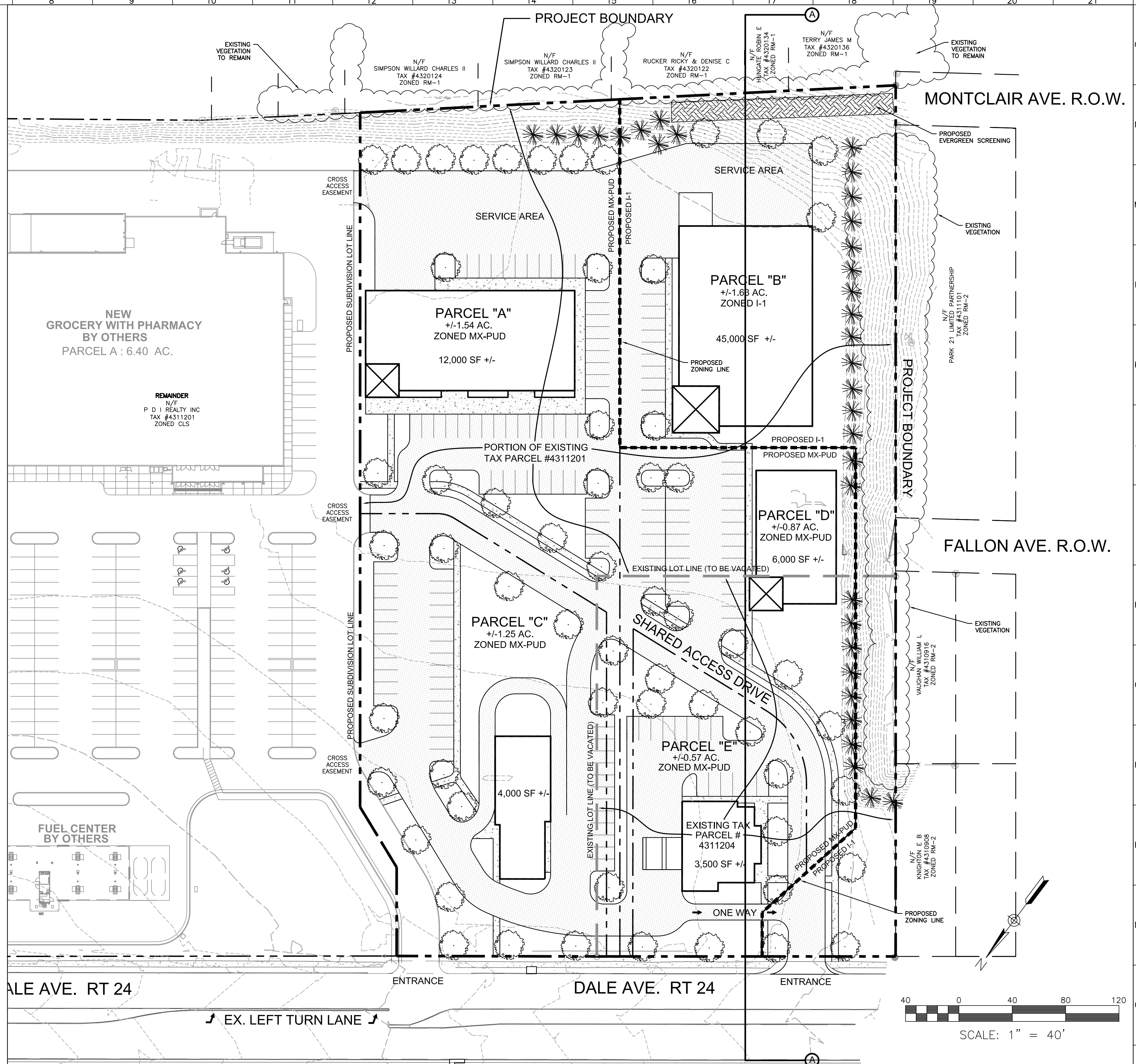
3)ALLOWABLE SIDING MATERIALS ARE BRICK, EXTERIOR
INSULATION FINISHING SYSTEM(EIFS), STONE,
SPLIT FACE BLOCK, GROUND FACE CMU, WOOD AND
SIMULATED WOOD PRODUCT. OTHER MATERIALS ARE
ALLOWED AS ACCENT AND TRIM. CMU AND/OR METAL
PAINTED TO MATCH THE BUILDING IS PERMISSIBLE ON
SIDES OF THE BUILDINGS FACING THE SERVICE DRIVES
AND FACING THE EXISTING CUT SLOPE.

4)THE PROPOSED BUILDINGS SHALL BE DESIGNED AND
CONSTRUCTED TO APPEAR ARCHITECTURALLY INTEGRATED
THROUGH THE USE OF COMMON MATERIALS AND STYLE.

5)DUMPSTERS SHALL BE LOCATED BEHIND THE FRONT
BUILDING LINE AND SHALL BE SCREENED WITH A WALL
THAT ARCHITECTURALLY MATCHES THE BUILDING.

SIDEWALKS: A FOUR FOOT SIDEWALK WILL BE PROVIDED ON ONE
SIDE OF THE SHARED ACCESS DRIVE AND THROUGHOUT
THE DEVELOPMENT TO PROVIDE PEDESTRIAN ACCESS TO
EACH OF THE BUILDINGS.

LANDSCAPING: STREET TREES WILL BE PROVIDED ON EACH SIDE OF
THE SHARED ACCESS DRIVE AT A RATE OF 1 PER 50
LINEAR FEET. EVERGREEN SCREENING CONSISTING OF 6'
HIGH EVERGREEN TREES PLANTED 10' ON CENTER WILL
BE PROVIDED IN THE LOCATION SHOWN ON THE PLAN.
OTHER LANDSCAPING IS SHOWN FOR ILLUSTRATION ONLY
AND ALL LANDSCAPING REQUIREMENTS WILL BE AS
REQUIRED BY CITY OF ROANOKE ORDINANCE.



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New River Valley
Richmond
Shenandoah Valley

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WETLAND DELINEATIONS & STREAM EVALUATIONS

Balzer and Associates, Inc.

1208 Corporate Circle
Roanoke, VA 24018
540-772-9580
FAX 540-772-8050

PRELIMINARY
NOT FOR CONSTRUCTION

PARKSIDE COMMONS
DALE AVE

DEVELOPMENT PLAN

CITY OF ROANOKE VA

DRAWN BY CPB
DESIGNED BY SMH
CHECKED BY SMH
DATE 5-29-2014
SCALE 1"=40'

REVISIONS:
6-20-2014
6-23-2014

SHEET NO.

EXA

JOB NO. R1400045.00

2125, 2129, 2133, 2137 Dale Ave. SE
Official Tax Parcel: 4311209, 4311207,
4311208, 4311206, respectively

